

Mapleton City Planning Commission Staff Report

Meeting Date: August 12, 2010

Item: 2

Applicant: Holly Lambert

Zone: R-2

Parcel #: 65:253:0005

Prepared by: Matt Brady

Council Action Required: No

REQUEST

Holly Lambert requests approval of a Home Occupation Permit for *Aspen Lane Salon*, located at 135 West Carnesecca Court (1700 North), in the R-2 Zone.

FINDINGS OF FACT:

1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission (see Mapleton City Code 18.84.380(G)(3)).
2. The Applicant is proposing a home occupation for a salon (see Attachment #1 for home occupation permit application). Mapleton City approved the building permit for the home, and the owners have received a certificate of occupancy. The building permit plans showed the salon room on the plans, and was approved by the City with the condition that it was *“Not permitted for business use unless a home occupation permit is obtained from Mapleton City.”* (see attached floor plans). The Mapleton City Building Official, Rick Hansen, has inspected the proposed salon, and has stated that it meets building code in relation to home occupations.
3. According to the plans submitted by the Applicant, the total living area of the home is approximately 4,567 square feet. According to the plans submitted by the Applicant, the area to be used for the home occupation (salon & powder room) is approximately 210 square feet, or approximately 4.60% of the home. Mapleton City Code 18.84.380(D)(3) states: *“The home occupation shall occupy not more than the equivalent of twenty five percent (25%) of the living area of the dwelling or five hundred (500) square feet, whichever is less. This shall also apply to detached structures.”* The Applicant meets this requirement.
4. The Planning Commission may attach conditions to the Home Occupation Permit which relate to *“health, safety and quality of the residential environment”* (see Mapleton City Code 18.84.380(E): Planning Commission May Attach Conditions).
5. An inspection from the Mapleton City Fire Inspector is currently pending.

RECOMMENDED ACTION:

Staff recommends approval of the home occupation with the following conditions.

1. Pass an inspection from the Mapleton City Fire Inspector.
2. The Applicant shall comply with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

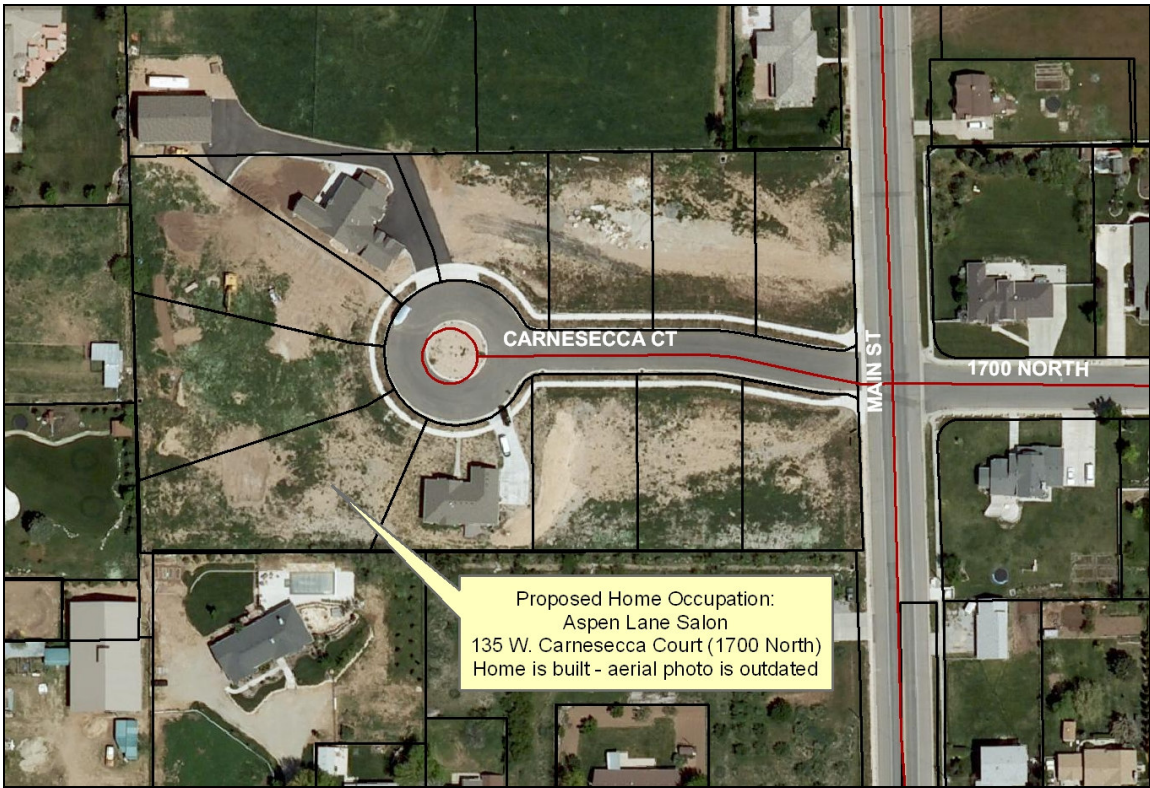
ALTERNATIVE ACTIONS:

1. The Planning Commission may Deny the Home Occupation Permit. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

ATTACHMENT:

1. Home Occupation Permit Application.

VICINITY MAP:



SITE PHOTO:



Mapleton City Corporation

125 West Community Center Way (400 North)

Mapleton, UT 84664

Phone: (801) 489-5655 Web: www.mapleton.org

Fax: (801) 489-5657



BUSINESS LICENSE APPLICATION

BUSINESS LICENSE
NUMBER☐ Commercial Business☒ Home Occupation Business☐ Itinerant/Solicitations☐ Temporary/Seasonal Sales

Name of Business:

Aspen Lane Salon

Business Phone Number:

801 400 0381

Business Fax Number:

Email Address:

HollyLamber+100@yahoo.com

Business Address:

135 W. Carnesecca CT

Mailing Address:

Same

State Registration:

☒ Sole-Proprietor ☐ Corporation☐ LLC ☐ LP ☐ LLP

DBA #

Expires / /

State Tax #
(if applicable)

529-01-0482

Corporation #
(Must attach a copy of
Articles of incorporation)Federal Tax ID #
(if applicable)

Business Owner Name(s)

HollyLamber+

Owner's Address

Street:

City: mapleton

State UT Zip 84604

Owner's Phone Number(s)

801 491-0902

Nature of Business: ☐ Manufacturing ☐ Wholesale ☐ Retail ☐ Services ☐ Daycare/Preschool - Number of children _____☒ Other SalonNumber of Full-time Employees (exclude self): ~~3~~ Number of Part-time Employees (exclude self): _____ Total Number _____

Briefly describe your business: Home salon open three days a week. By appt. only!

Initial License fee rates:

- Commercial Business License - \$100
Plus - \$25 per employee
- Home Occupation License - \$100
Plus - \$25 per employee
- Itinerant/Solicitations - \$50 per day/per employee
- Temporary/Seasonal Sales
Administrative Approval - \$50
Planning Commission Approval - \$100

\$ 100

The receipt for payment of license fees does not constitute being approved to operate a business. The actual license will only be issued when all inspections are complete and approved. Business Licenses expire annually on December 31st. Renewal is the responsibility of the business owner. Failure to receive a renewal notice does not excuse this responsibility. License renewal fees are due on or before January 1st. Any license fee not paid within thirty (30) days of the due date will be issued a late fee.

I hereby agree to conduct said business strictly in accordance with the Laws and Ordinances set forth by Mapleton City, Utah County, the State of Utah, and Federal standards, covering such business, and swear under penalty of law that the information contained herein is true to the best of my knowledge. I also agree that no other type of business will be conducted other than what has been stated above.

X

Signature

Date

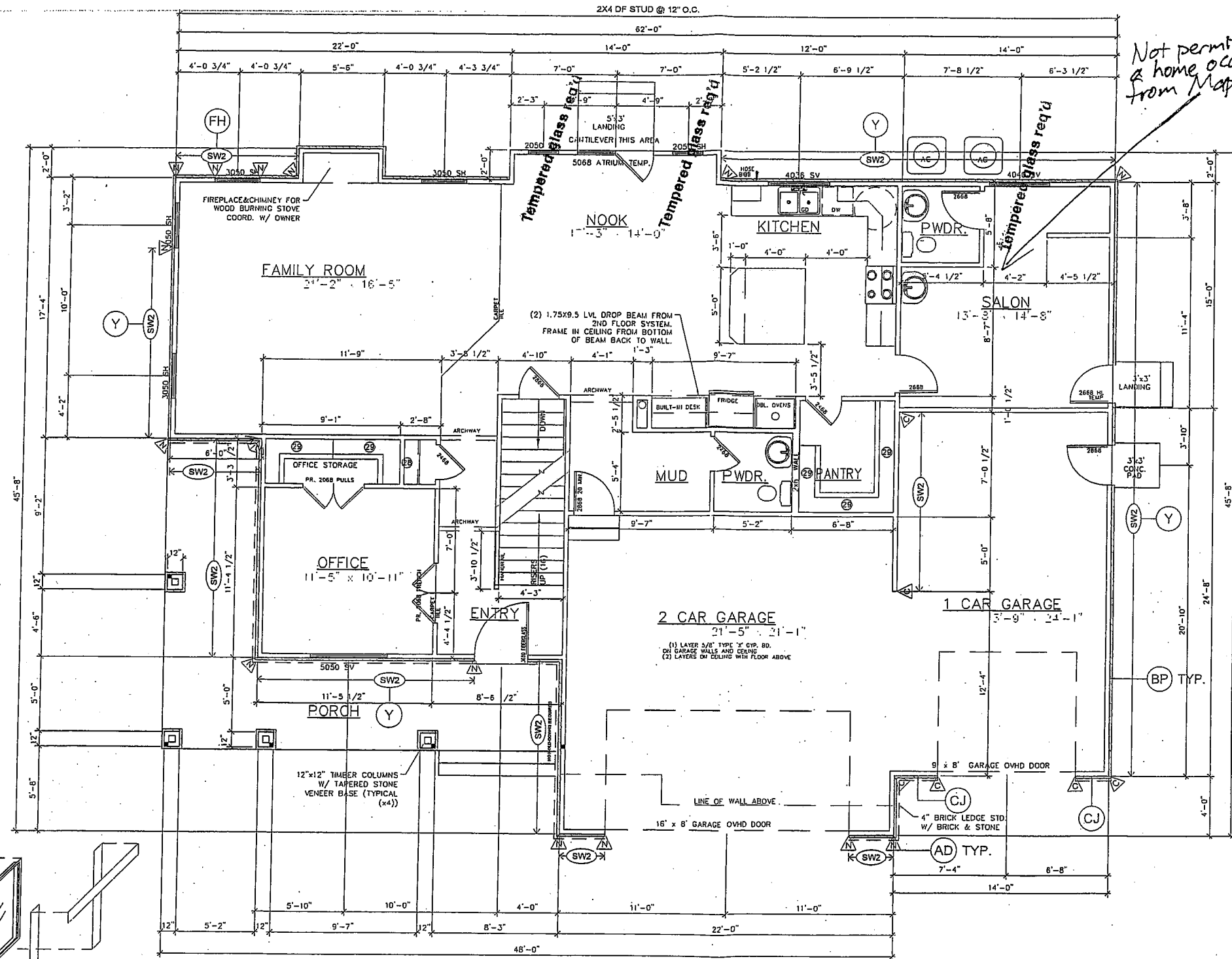
THIS SECTION FOR OFFICE USE ONLY

Planning & Zoning	Date:	Zone: R-2	Signature:	Approved Yes / No
Police Department	Date:	Comments:	Signature:	Approved Yes / No
Fire Department	Date:	Comments:	Signature:	Approved Yes / No

Comments From Planning & Zoning:

To whom it may concern,

My business (Aspen Lane salon) will be located in a bonus room on the side of my home. There is a separate entrance on the northwest side of my home that gives both access to and egress from the salon. It will be a part time business only open three days a week between the hours of 9 and 6. I expected to see between five and seven clients a day. Parking will be available in our driveway in front of my third car garage and I'm estimating one vehicle at a time with an occasional second from a waiting client. There are no other employees and it will be by appointment only.



Not permitted for business use unless
a home occupation permit is obtained
from Mapleton City.

- STANDARD NOTES:**
1. LOW-E WINDOWS STANDARD ON ALL LEVELS.
 2. 9' PLATE HEIGHT STANDARD ON MAIN LEVEL - ALL PLANS.
 3. OPTIONAL ARCHWAY DETAILS - SEE ARCHITECTURAL DETAILS SHEET (D-1 OR 2).
 4. (1) 12" SHELF AND (1) ROD STANDARD IN ALL BEDROOM & COAT CLOSETS (USE SUPPORT BRACKETS EVERY 4') SEE ARCHITECTURAL DETAILS SHEET (D-1 OR 2) FOR OPTIONS.
 5. PANTRY, LINEN & STORAGE CLOSETS SHALL HAVE (4) 16" SHELVES & (1) 12" TOP SHELF STANDARD.
 6. 1/2 WALL W/ PAINTED WOOD CAP STANDARD - SEE ARCHITECTURAL DETAILS SHEET (D-1 OR 2) FOR RAIL OPTIONS.
 7. FRAME ALL WINDOW HEADERS @ 6'-8" A.F.F. ON MAIN FLOOR (U.N.C.) & 7'-0" A.F.F. ON UPPER FLOOR (U.N.C.)

These drawings are the property of and are to be used only for the project and location as indicated in the drawings. The use of construction documents is protected by state law. Additional use of these drawings in whole or in part without written permission is strictly prohibited.

**CUSTOM HOME PLAN
FOR LAMBERT RESIDENCE
MAIN FLOOR PLAN**

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

ACUTE ENGINEERING P.C.
1428 South State St.
Orem, Utah 84057
Phone 801.226.0020
Fax 801.224.0050
Info@acuteengineering.com

WALL SHEATHING SCHEDULE

MARK	PANEL SHEATHING	EDGE NAILING	FRAMING & SILL PLATE	SOLE PLATE	SILL PLATE
SW1	7/16" STR II	8d @ 8" O.C.	2" NOMINAL	10d @ 8" O.C.	1/2" A.S. @ 24" O.C.
SW2	7/16" STR II	8d @ 4" O.C.	2" NOMINAL	10d @ 12" O.C.	1/2" A.S. @ 24" O.C.

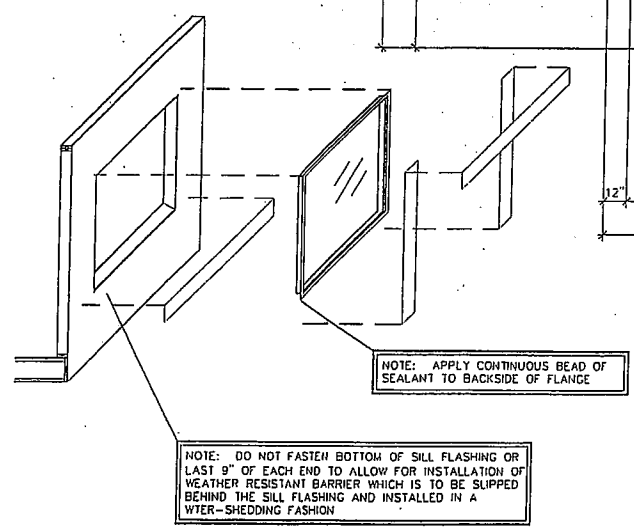
1. USE 4X4 WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE (2008 AFPA SDPWS 4.3.7.1).
2. FIELD NAILING SHALL BE 12" O.C. AND STUD SPACING SHALL BE NO GREATER THAN 18" O.C.
3. NAILS SHALL BE 8d COMMON, 10d COMMON, AND 20d BOX.
4. USE 3" X 3" X 0.23" PLATE WASHERS WITH ALL ANCHOR BOLTS (2008 ISG 2305.3.11, 2006 RUC RUC.11) AND 7" MINIMUM EMBEDMENT.
5. FOR SW1 AND SW2 2" NOMINAL SILL PLATE MAY BE USED INSTEAD OF 3" NOMINAL SILL PLATE IF ANCHOR BOLT SPACING IS REDUCED BY HALF.
6. FOR SW1, SW2, SW3, SW4, AND SW5 (2) 2" NOMINAL FRAMING STITCH NAILED TOGETHER WITH (2) 10d NAILS @ 8" O.C. MAY BE USED INSTEAD OF 3" NOMINAL FRAMING AT ADJUTING PANEL EDGES.

WALL HOLD-DOWN SCHEDULE

MARK	SIMPSON NO.	FASTENERS	ANCHOR	POST
△	LST10E	(2) 10dX3"	STRAP 1" EMBED.	(1) 2X POST
△	STH14	(3) 10dX3"	STRAP 1" EMBED.	(2) 2X POST
△	HST21	(2) 10dX3"	(FLOOR STRAP)	(2) 2X POST

1. SIMPSON STRAPING TIE OR USE EQUIVALENT.
2. ATTACH HOLD-DOWN TO 2X2 POST U.N.C. ABOVE THE FLOOR DECK.
3. USE "U" TYPE FOUNDATION STRAPS AT ALL LOCATIONS WITH RIM JOISTS.
4. SHEAR WALL EDGE NAILING SHALL BE TO (2) 2X POST U.N.C. ABOVE FLOOR DECK.
5. NAILS SHALL BE 16d COMMON (16dX3" NAILS).
6. UNPLACED FOUNDATION STRAP HOLD-DOWNS MAY BE RETROFITTED USING HST22 HOLD-DOWNS WITH 5/8" ALL-THREAD BOLTS. EPOXY INTO FOUNDATION WALL WITH 6 INCHES EMBEDMENT. WHERE FRAMED WALL IS FLUSH WITH FOUNDATION - WALL USE HST24 WITH (2) 1/2" DIA. WEDGE ANCHORS AS OPTION. FASTEN WITH (16) 16d NAILS TO DOUBLE STUD ABOVE.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE: DOOR INSTALLATION SIMILAR TO THIS DETAIL

WINDOW FLASHING DETAIL
SCALE: NTS



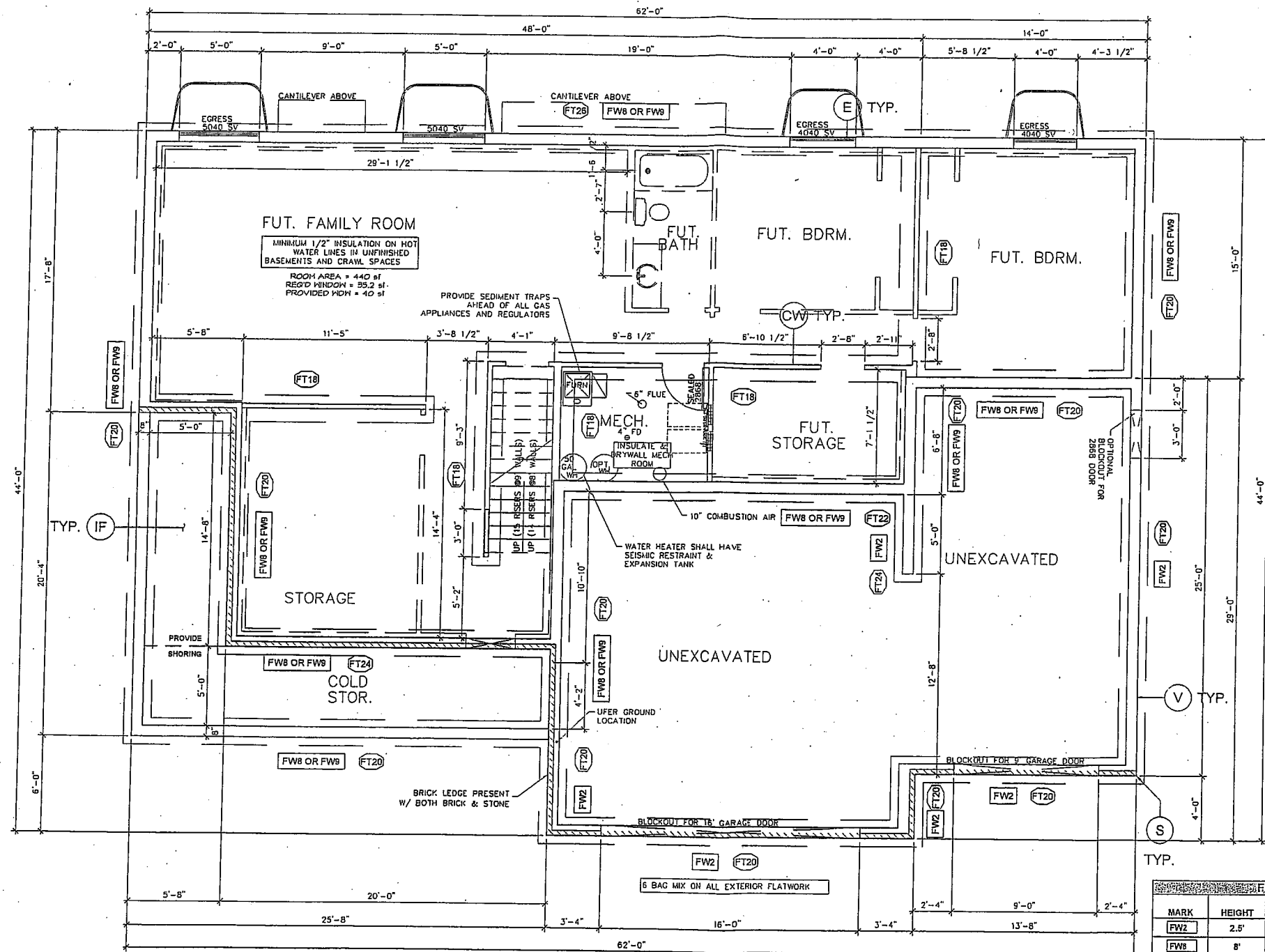
DRAWN BY: JTM

DATE: 03/10/2010

MAIN FIN. SQ/FT	1480
UPPER FIN. SQ/FT	1629
BSMT. UNFIN. SQ/FT	1458
TOTAL FIN. SQ/FT	3109
TOTAL SQ/FT	4567

REVISION # 1.0

SHEET A-2



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1429 South State St.
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Fax 801.224.0050
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FOUNDATION WALL SCHEDULE

MARK	HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	LAYER
FW2	2.5'	8"	#4 @ 24" O.C.	(2) #4	CENTER
FW8	8'	8"	#4 @ 24" O.C.	(6) #4	CENTER
FW8	9'	8"	#4 @ 18" O.C.	(7) #4	CENTER

1. DOWEL VERTICAL BARS INTO FOOTING.
2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.
3. PLACE REINFORCEMENT LAYERS IN CENTER OR NEAR FACE AS NOTED.
4. USE AND OCCUPANCY GROUP R-2, R-3, OR U.

FOOTING SCHEDULE

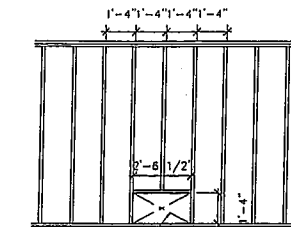
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
FT18	18"	CONT.	10"	-	(2) #4
FT20	20"	CONT.	10"	-	(2) #4
FT22	22"	CONT.	10"	-	(2) #4
FT24	24"	CONT.	10"	-	(3) #4
FT26	26"	CONT.	10"	-	(3) #4

1. PLACE REBAR 3" CLEAR FROM BOTTOM.
2. EXCAVATIONS, GRADING AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN).

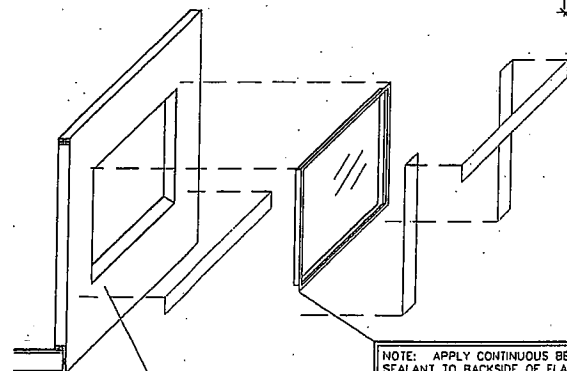
CUSTOM HOME PLAN
FOR LAMBERT RESIDENCE
BASEMENT/FOUNDATION PLAN

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SHEET Δ-1

PROFESSIONAL STRUCTURAL ENGINEER
No. 178495
PAUL ROLLINS
THORLEY
MAR 17 2010
STATE OF UTAH

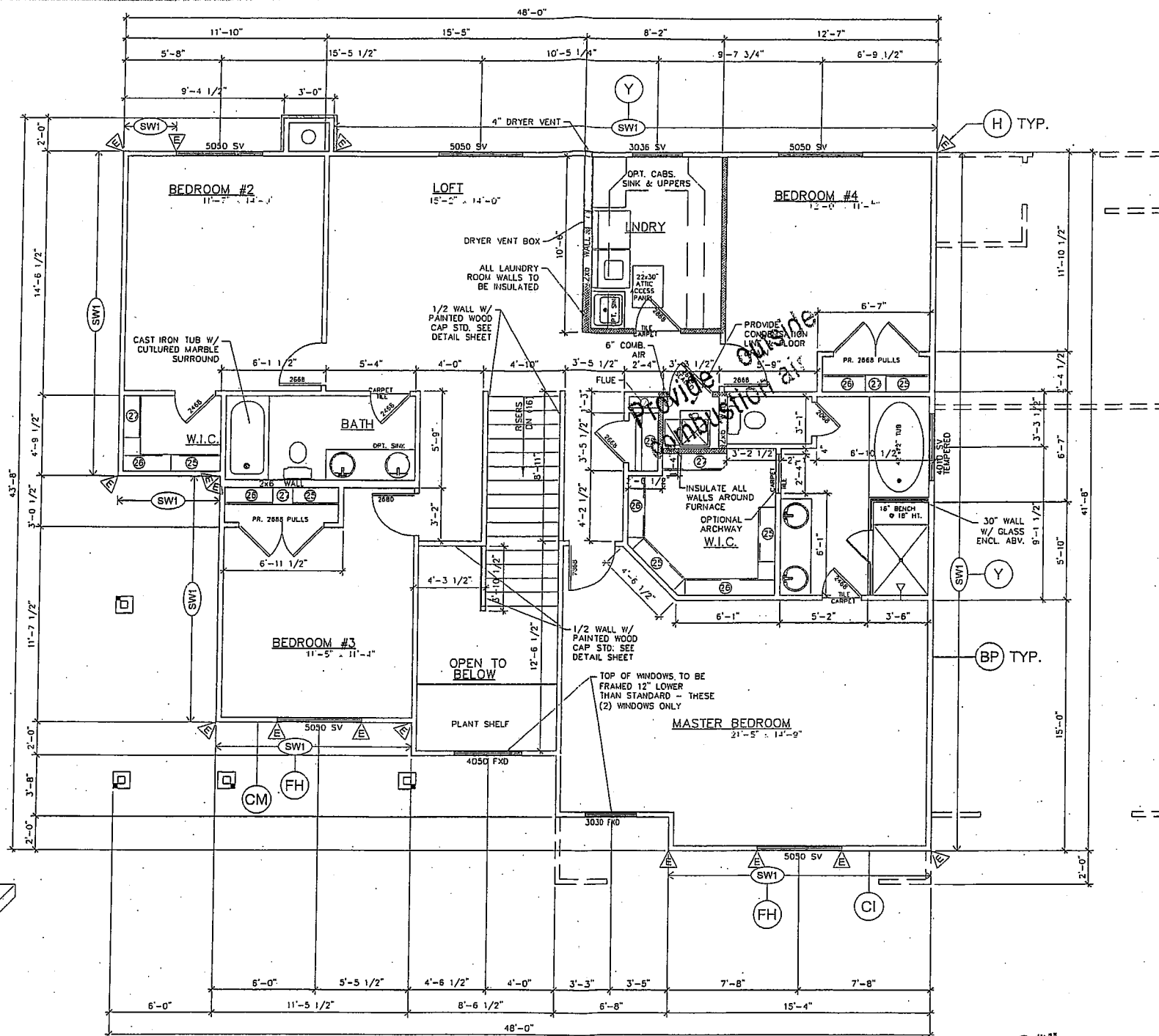


FRAMED DRYER BOX DETAIL
SCALE: NTS



NOTE: DOOR INSTALLATION SIMILAR TO THIS DETAIL

WINDOW FLASHING DETAIL
SCALE: NTS



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

2-PLY 30-30 WEATHER BARRIER TO BE USED ON ALL EXTERIOR WALLS

Guardrail height min. 36"
with openings not to allow
4" sphere to pass through

Handrail required at stairways
having 4 or more risers.
rail height 34" - 38" above
tread nosing (min 1 1/4" and
max 2" wide rail size)

STANDARD NOTES:



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4. (1) 12" SHELF AND (1) ROD STANDARD IN ALL BEDROOM & COAT CLOSETS (USE SUPPORT BRACKETS EVERY 4") SEE ARCHITECTURAL DETAILS SHEET (D-1 OR 2) FOR OPTIONS.
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7. FRAME ALL WINDOW HEADERS @ 6'-8" A.F.F. ON MAIN FLOOR (U.N.O.) & 7'-0" A.F.F. ON UPPER FLOOR (U.N.O.)

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MARK	PANEL SHEATHING	EDGE NAILING	FRAMING & SILL PLATE	SOLE PLATE	SILL PLATE
SW1	7/16" STR II	8d @ 4" O.C.	2" NOMINAL	10d @ 1' O.C.	1/2" A.S. @ 2' O.C.
SW2	7/16" STR II	8d @ 4" O.C.	2" NOMINAL	10d @ 1' O.C.	1/2" A.S. @ 2' O.C.

1. USE 4x4 WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE (2005 AFAPA SUPPLY 4.3.7.1).
2. FIELD NAILING SHALL BE 12" O.C. AND STUD SPACING SHALL BE NO GREATER THAN 16" O.C.
3. NAILS SHALL BE 8d COMMON, 10d COMMON, 10d COMMON, 10d 2x4 BOX.
4. USE 3" X 7" X 6.02" PLATE WASHERS WITH ALL ANCHOR BOLTS (2005 NC 2305.3.11, 2005 NC 2302.1.1) AND 7" MINIMUM EMBEDMENT.
5. FOR SW3 AND SW4 2" NOMINAL SILL PLATE MAY BE USED INSTEAD OF 2" NOMINAL SILL PLATE IF ANCHOR BOLT SPACING IS REDUCED BY HALF.
6. FOR SW5, SW6, SW7, SW8, SW9, SW10, SW11, SW12, SW13, SW14, SW15, SW16, SW17, SW18, SW19, SW20, SW21, SW22, SW23, SW24, SW25, SW26, SW27, SW28, SW29, SW30, SW31, SW32, SW33, SW34, SW35, SW36, SW37, SW38, SW39, SW40, SW41, SW42, SW43, SW44, SW45, SW46, SW47, SW48, SW49, SW50, SW51, SW52, SW53, SW54, SW55, SW56, SW57, SW58, SW59, SW60, SW61, SW62, SW63, SW64, SW65, SW66, SW67, SW68, SW69, SW70, SW71, SW72, SW73, SW74, SW75, SW76, SW77, SW78, SW79, SW80, SW81, SW82, SW83, SW84, SW85, SW86, SW87, SW88, SW89, SW90, SW91, SW92, SW93, SW94, SW95, SW96, SW97, SW98, SW99, SW100.

HOLD-DOWN SCHEDULE				
MARK	SIMPSON NO.	FASTENERS	ANCHOR	POST
	LDTH02	(24) 10dX7"	STRAP 8" EMBED.	(2) 2X POST
	STH014	(24) 10dX7"	STRAP 14" EMBED.	(2) 2X POST
	MST37	(24) 10dX7"	(FLOOR STRAP)	(2) 2X POST

1. SIMPSON STRAP-TIE OR EQUIVALENT
2. ATTACH HOLD-DOWN TO (2)X2 POST UNO. ABOVE THE FLOOR DECK.
3. USE "R2" TYPE FOUNDATION STRAPS AT ALL LOCATIONS WITH RIM JOISTS.
4. SHEAR WALL EDGE NAILING SHALL BE 10dX2 POST UNO. ABOVE FLOOR DECK.
5. NAILS SHALL BE 10d COMMON (D. 16037) NAILS.
6. MISPLACED FOUNDATION STRAP HOLD-DOWNS MAY BE RETROFITTED USING HITZ2 HOLD-DOWNS WITH 6dX ALL-TIE ROD BOLTS. EPOXY INTO FOUNDATION WALL WITH 1 INCHES EMBEDMENT. WHERE FRAMED WALL IS FLUSH WITH FOUNDATION WALL USE MST48 WITH (2) 1/2" DIA. WEDGE ANCHORS AS OPTION. FASTEN WITH (16) 16d NAILS TO DOUBLE STUD ABOVE.

**CUSTOM HOME PLAN
FOR LAMBERT RESIDENCE
UPPER FLOOR PLAN**

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JTM

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A-3

